



**Flat 407, Biring House, Duke of Wellington Avenue, Royal Arsenal Riverside, Woolwich
Arsenal, London, SE18 6NR**

RESALE - Vanquish Real Estate is delighted to offer this stunning, South-facing three-bedroom, two-bathroom apartment with sweeping park views, located on the 4th floor in Biring House: part of Berkeley Homes - Royal Arsenal Riverside.

3 Bedrooms | 2 Bathrooms

Asking Price £645,000



Terms and Conditions

Price

Asking Price £645,000

Tenure

Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A buyer should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for more information regarding the property redress scheme which we are a member of.

WATERFRONT AT ROYAL ARSENAL RIVERSIDE

3 BEDROOM APARTMENT

TYPE 3.5.43

PLOTS 4.2.116, 4.4.142, 4.5.155, 4.7.181, 4.8.194, 4.10.220, 4.11.233, 4.13.259

APARTMENT AREA	87.71 sq.m	944 sq.ft
Living/Dining/Kitchen	6430mm x 4100mm	21'1" x 13'5"
Bedroom 1	3975mm x 3250mm	13'0" x 10'8"
Bedroom 2	4100mm x 2750mm	13'5" x 9'0"
Bedroom 3	4100mm x 2050mm	13'5" x 6'9"
Balcony	7900mm x 1500mm	25'11" x 4'11"

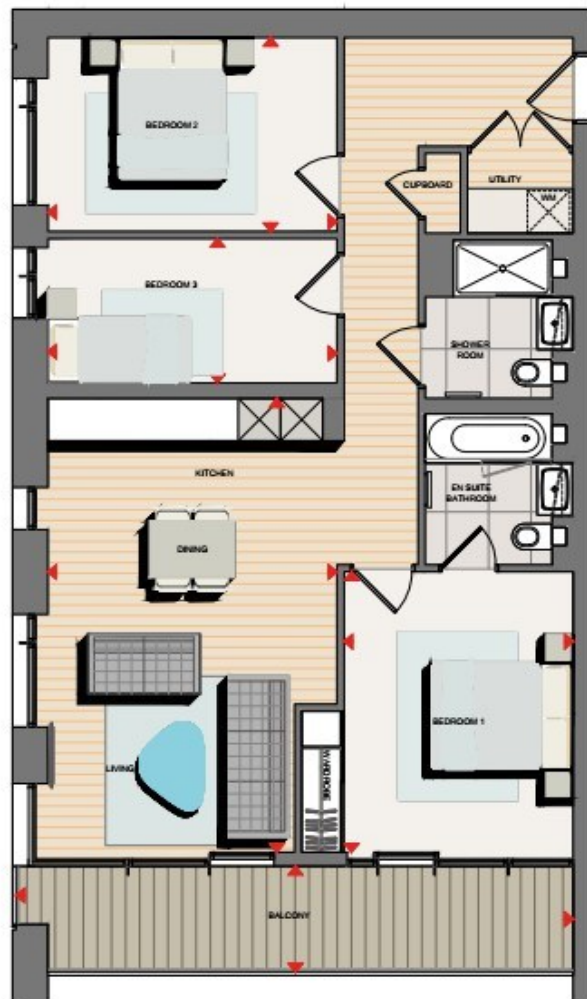
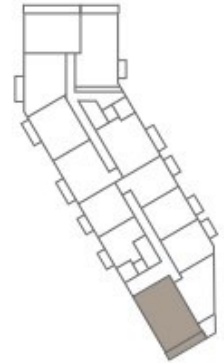
SITE LOCATOR

WATERFRONT II



PLOT LOCATOR

FLOORS 2, 4, 5, 7, 8, 10, 11, 13



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	